

CENTURY 21[®]

Judge Fite Company



3640 N BUSINESS 45

CORSICANA, TX 75110



\$675,000



14,713 sqft

DESCRIPTION

Discover an exceptional commercial opportunity just off Business 45 in Corsicana. Situated on 3.2 acres of cleared, open land, this property features three well-maintained buildings, a large parking lot, and excellent access a short distance from the highway—ideal for high-visibility use while still offering privacy and space. Currently operating as a church, the campus provides a highly adaptable layout suitable for a wide range of uses, including a church, daycare center, private school, or other institutional or commercial ventures. Property Highlights: 3 buildings offering flexible configurations. Numerous classrooms and meeting rooms. Multiple bathrooms throughout. Generous storage areas. A large theater, assembly room perfect for services, performances, or large gatherings. Kitchen for events or food service needs, includes an ice machine. Expansive meeting, dining hall ideal for receptions, banquets, or group activities. Commercial HVAC units installed 2 years ago featuring heat pumps. Ample parking for staff, guests, or customers. Wide-open, cleared land with room for expansion or outdoor activities. With its size, location, and versatile design, this property is a rare find—ready to support a thriving congregation, educational program, or business operation.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 21115766

YEAR BUILT: 1998

COUNTY: Navarro

TRACT OR SUBDIVIION: Unknown

LIST DATE: 11/19/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 14,713

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 3.2

LOT SIZE (SQFT): 139,392

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Driveway
- Paved
- ParkingLot

ROOF TYPE:

- Metal
- Shingle

SIDING:

- SteelSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- HeatPump

UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

LISTED BY: Celestina Hillock 

ADDITIONAL PROPERTY DETAILS

BROKERED BY: Ebby Halliday Realtors

SECURITY FEATURES:

- Other

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